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APPENDIX I.

[Vide answer to starred question No. 22 asked by SRI R. Suryanarayana Rao at the meeting of the Legislative Council held on 17th November 1949, page 348 supra.]

Bed strength in the City State Hospitals on 31st December 1948.

Name of the hospital.	Men.	Women.	Total.
1 Government General Hospital, Madras	597	258	855
2 Stanley Hospital, Madras	254	208	462
3 Royapetta Hospital, Madras	112	38	150
4 Tuberculosis Hospital, Madras	34	28	62
5 Government Hospital for Women and Children, Madras.	..	298	298
6 Kasturba Gandhi Hospital for Women and Children, Madras.	..	367	367
7 Rajah Sir Ramaswamy Mudaliar Lying-in Hospital, Madras.	..	100	100
8 Government Ophthalmic Hospital, Madras ..	375 (Men and Women).		

Daily average number of inpatients for the year 1948.

1 Government General Hospital, Madras	1,108
2 Government Stanley Hospital, Madras	697
3 Government Royapetta Hospital, Madras	168
4 Tuberculosis Hospital, Madras	92
5 Government Hospital for Women and Children, Madras ..	499
6 Kasturba Gandhi Hospital for Women and Children, Madras.	492
7 Rajah Sir Ramaswamy Mudaliar Lying-in Hospital, Madras.	177
8 Government Ophthalmic Hospital, Madras	445

APPENDIX II.

[Vide answers to unstarred question No. 1 asked by Sri R. Suryanarayana Rao at the meeting of the Legislative Council held on 17th November 1949, page 359 supra.]

Orders passed so far on the various recommendations of the Madras Provincial Housing Committee.

Recommendations 1 and 2.—“ The Madras Buildings (Lease and Rent Control) Act, 1946, should be kept in operation until such time as the measures for relieving the housing shortage are well on the way.” (Paragraph 15 of the report.)

“Housing development should be properly planned and executed.” (Paragraph 17 of the report.)

The Government agree with these views.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

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Recommendation 3.—"It should be the responsibility of the Provincial Government to deal with the problem of housing and executing housing schemes."

Recommendation 4.—"Combined activity by the Government, local authorities, Improvement Trust, etc., is necessary for the discharge of this responsibility and it is also necessary to stimulate co-operative commercial and private enterprise side by side with those of public authorities by affording financial aid, technical advice and rigid enforcement of better standards."

The Government are considering the question of preparing a co-ordinated plan in which the schemes of various house-building agencies such as the co-operative societies, the City Improvement Trust and the Corporation of Madras will be integrated. As regards the suggestion that co-operative, commercial and private enterprise should be encouraged by affording financial aid, etc., the Government are already assisting co-operative house-building societies by the grant of State loans, acquisition of sites, etc. In the existing financial position of the Province the Government are unable to extend financial assistance to commercial and private enterprise.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendations 5 and 42.—"Lands suitable for housing schemes belonging to temples, religious institutions, etc., should be taken on lease, for long terms, say 99 years, instead of purchasing them, in order to reduce the overall cost of the schemes considerably." (Paragraph 21 of the report.)

"In taking lease of land belonging to religious institutions, due regard should be paid to the possibility of the religious authorities objecting to specific communities using the land belonging to the concerned religious institutions." (Paragraph 112 of the report.)

The Government accept the views of the Registrar of Co-operative Societies that no action is necessary on these recommendations.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 7.—"Mechanization of labour should be attempted though it will require an entire reorientation of outlook and the size of magnitude of the work will determine whether such is economically feasible or not." (Paragraph 23 of the report.)

The Government generally accept this recommendation.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 8.—"In respect of distribution of housing among different classes of people, Government servants should be given first priority, municipalities and public institutions should come next; industrial areas will have to be given a high priority.

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The needs of others belonging to low income groups will have to be taken next in the order of preference. Provision of housing for the homeless, also, such as beggars, pavement dwellers, etc., is an immediate necessity. The needs of the middle and the richer classes who can afford to pay economic rent on the class of house they need, can be left to co-operative enterprise and private corporations to develop." (Paragraph 25 of the report.)

The Government have not undertaken any housing scheme for the general public. They cannot lay down any order of priority in respect of houses constructed by other agencies like co-operative house building societies. In the circumstances, to lay down any rule in respect of priority in the distribution of housing facilities between these different classes of people, it is neither appropriate nor practical.

(G.O. Ms. No. 3544, Development, dated 4th July 1949.)

Recommendations 9 and 21.—"The housing of the middle and well-to-do classes should be helped in the supply of materials, provision of building land such technical help as may be needed to keep the development on right lines." (Paragraph 25 of the report.)

"Temporary housing such as Nissen huts for providing immediate relief as is done in the case of military camps is not commended for the following reasons:—

- (a) Such accommodation will be wasteful and far outweigh the doubtful benefit it might confer; and
- (b) the generality of the people in the City to whatever group they may belong would not take to such dwellings." (Paragraph 57 of the report.)

The Government accept these recommendations.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 11.—"The bigger landholders can be mobilized to provide housing for their workers but the State should render them every direct and indirect aid for the purpose. The help should be both financial and otherwise. The financial aid should be in the form of subsidies, cheap credit, etc., as in the case of, and on terms similar to, those applicable to industrial establishments." (Paragraph 26 of the report.)

There is a rural housing scheme under the consideration of Government. It is considered that the workers employed by landholders can avail themselves of the benefits of this scheme.

(G.O. Ms. No. 3544, Development, dated 4th July 1949.)

Recommendation 13.—"Housing for the poor and the destitute including beggar homes for beggars and dormitories for pavement dwellers should be provided by local authorities aided by the State and run as a social service." (Paragraphs 26, 164 and 180 of the report.)

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Recommendation 19.—" Begging must first be made a penal offence and rescue houses provided when an Act prohibiting begging is brought into force. Beggars must be suitably accommodated outside residential areas in the City and larger towns. The financial responsibility of providing accommodation for the homeless beggars must be shared by the Government, the concerned local bodies and municipalities and private charity should be encouraged as much as possible." (Paragraphs 55 and 268 of the report.)

Under the existing financial conditions of the Province the Government cannot provide money for financing schemes for housing beggars and other destitutes. The finances of the local bodies are not generally satisfactory. In the circumstances no action is possible now on these recommendations.

(G.O. Ms. No. 3544, Development, dated 4th July 1949.)

Recommendations 14 and 117.—" As a matter of immediate relief, in order to meet the needs for a few years, for the one lakh of people living in the cheries in the Madras City and requiring some 17,000 houses to lodge them, the authorities should provide roads, drains, sanitation and water-supply and also raised plinths with impervious floors to raise their hutments. This will cost only one-third of the cost of proper housing." (Paragraph 38 of the report.)

" Subsidies and loans, same as those recommended for municipalities and local bodies should be extended to the City Improvement Trust in so far as they relate to slum clearance, re-housing and housing the displaced." (Paragraph 175 of the report.)

The Government have examined the above recommendations. They consider that no special action on the first recommendation on the part of the Government is called for. It is hoped that the Madras City Improvement Trust which has a programme of slum clearance will, in carrying out the programme, give preference to the slums which claim immediate attention.

As regards the other recommendation mentioned above, the Trust is being treated as a local body for purposes of borrowing money from the Government. In regard to the grant of subsidies for slum clearance and housing or re-housing schemes, the Trust will be treated on a par with the other local bodies. The question of granting subsidies will be considered on the merits of each scheme, as and when it is submitted for the sanction of the Government and with reference to the finances which can be earmarked by the Government for the purpose.

(G.O. Ms. No. 3212, P.H., dated 21st September 1948.)

Recommendation 15.—" Besides encouraging planned housing development in the extended City limits, open space available within the City itself should be explored for housing; for instance, the two Government House compounds (Chepauk Gardens and Guindy Park)." (Paragraph 43 of the report.)

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The recommendation is not accepted so far as it relates to the Guindy Park. Separate orders will be issued in the departments concerned in regard to the other open spaces available in the City.

(G.O. Ms. No. 1538, Development, dated 24th March 1949.)

Recommendation 16.—"In the City of Madras there are residential and other parts which contain public and private roads which are unsatisfactory and which have not yet been taken up by the Corporation. The Corporation should expedite the taking over of all these roads and bring them to a satisfactory condition as also the private roads, the cost of such works having already been paid for." (Paragraph 51 of the report.)

The Commissioner, Corporation of Madras, reports that in the case of private roads where the cost of improvements has already been recovered from parties, the improvements to most of the roads have already been completed and that in the remaining cases, the work is proceeding apace. In regard to private streets in respect of which the cost of improvements has not yet been recovered from parties, the improvements are being executed expeditiously and the cost will subsequently be recovered from the parties concerned. Government do not therefore consider that any further action is called for on the recommendation of the Madras Provincial Housing Committee, referred to.

(G.O. Ms. No. 90, L.A., dated 18th January 1949.)

Recommendation 17.—"The scheme for a canal connecting the Cooum North Branch with the Springhaven Basin may be taken up by the Government and proceeded with, if feasible, for the purpose of (1) flushing the Cooum, (2) relieving the congestion at basin wharves, (3) avoiding the double handling of cargo and (4) eliminating the spectacle of a long continuous stream of manhailed carts along some of the main streets and roads of Georgetown and the consequent heavy congestion." (Paragraph 51 of the Report.)

The matter was examined in consultation with the Chief Engineer, Public Works Department. The Government direct that the proposal for connecting the river Cooum with the Springhaven Basin in the Madras Harbour be deferred until the Southward expansion of the Madras Harbour becomes a settled fact and the whole layout is planned and finalised.

(G.O. Ms. No. 2604, P.W., dated 13th July 1949.)

Recommendations 20 and 22.—"Hostels for single men and women, boys and girls should be established in the City at convenient places with suitable accommodation such as common halls, dining rooms, common kitchen and canteens. They should be separate for each age group and sex." (Paragraph 56 of the report.)

"The Government should build hostels for the accommodation of the students and allot to Government servants belonging to low

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income groups who may later be shifted to residences that may be built specifically for them, the hostels being transferred to the colleges to which they are appurtenant." (Paragraphs 57 and 163 of the report.)

The Government have decided that action on the recommendations of the Madras Provincial Committee so far as they relate to construction of hostels should be deferred.

(G.O. Ms. No. 3034, Education, dated 1st December 1948.)

Recommendation 24.—"There is urgent need for Women's Associations to help the Government and the local authorities in house property management such as collection of house rents, and education of tenants for the clean and orderly maintenance of the tenements." (Paragraph 58 of the report.)

The attention of the Corporation of Madras is invited to recommendation 24 of the Madras Provincial Housing Committee and his remarks thereon. The Corporation is requested to take steps to secure the help of existing Women's Association on educating the public in the clean and orderly maintenance of tenements.

(G.O. Ms. No. 91, P.H., dated 10th January 1949.)

Recommendation 29.—"Government buildings and Government building operations should be subject to the same rules and regulations as are required to be complied with by private bodies. The Government Buildings Act of 1899 should be repealed in the large interests of the community." (Paragraphs 61 and 269 of the report.)

The Committee recommends that the Government Buildings Act of 1899, which provides for the exemption of Government buildings from the operation of municipal building laws, should be repealed. The Act is a Central Act applicable to the whole of India. The Act provides that in all cases, except in the case of structures connected with defence, etc., reasonable notice of the proposed work should be given to the municipal authority before it is commenced and that the Government are bound to consider any objection or suggestions which may be made by the municipality. In view of this safeguard the Board of Revenue considers that there is no need to repeal the Act but that it is enough if in erecting Government buildings all amenities and necessities from a public point of view are strictly carried out. The Government agree with the views of the Board.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 30.—"The Fort St. George and the Glacis should be taken over and included in the City limits and all Government Offices in the City should be located in the Fort area or in close proximity thereto, thereby helping to relieve congestion in other parts of the City so as to enable one to transact business with more than one Government Department." (Paragraph 62 of the report.)

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The Chief Engineer, Public Works Department, whose remarks were called for, has stated that if the Government of India agree to hand over to this Government the existing military buildings within the Fort area, they will be just sufficient to accommodate the Government offices now locate outside the Fort St. George, but that some improvements to the buildings will be necessary for making them quite fit for accommodating the offices. He has also stated that if the Government of India do not agree to hand over the buildings but agree to hand over only the vacant sites now available for building purposes in the Fort St. George and the Glacis, new buildings may be constructed at an approximate cost of Rs. 3 crores, for accommodating all the offices in the city now outside the Fort area.

The Government consider that it is doubtful whether the Government of India would agree to hand over to this Government either the military buildings or the vacant sites in the Fort St. George and the Glacis, and that, even if they agree, the present time is not opportune to embark on large building schemes, in view of the existing high cost of materials and labour. The proposal to locate in the Fort area all the Government offices in the city, has also to be considered in the light of the proposed southward expansion of the Madras Harbour. The Government have therefore decided to drop the proposal for the present and to take it up for consideration later, if conditions are then favourable.

(G.O. Ms. No. 2589, P.W.D., dated 12th July 1949.)

Recommendation 36.—"Detailed survey of housing, showing the extent of overcrowding existing in each individual area and the number of houses which are below human standards of habitation, should be undertaken to serve as a corret guide for formulating housing schemes in that area." (Paragraph 89 of the report.)

The Government consider that the survey of housing conducted by the housing committee constituted in pursuance of G.O. No. 2325, Development, dated 26th May 1947, is sufficient for the present.

(G.O. Ms. No. 999, Development, dated 28th February 1949.)

Recommendation 38.—"Land required for house building purposes by the Government, local authorities or public utility institutions should be compulsorily acquired by invoking the provision of Land Acquisition Act." (Paragraph 111 of the report.)

The recommendation is accepted.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 39.—"Effective control should be exercised over cost of building land and its value should be fixed by legislation on the basis of prices prevalent in the locality in 1939-40 with an increment subject to a maximum of 40 per cent over the basic price. This control should, however, apply only to land required

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for housing schemes undertaken by the Government, the local authorities or public utility institutions." (Paragraph 111 of the report.)

The Government have examined in consultation with the heads of departments concerned, the question of introducing legislation to control the value of building sites in this Province.

The Board of Revenue, the Registrar of Co-operative Societies, the Chairman, City Improvement Trust, and the Commissioner, Corporation of Madras, are not in favour of introduction of any such legislation. The Government accept their views and consider that no legislation is necessary to control land values either on the basis of the Bombay legislation or according to the Provincial Housing Committee's recommendation.

(G.O. Ms. No. 652, Development, dated 10th February 1949.)

Recommendations 40 and 41.—"The Government or the local authorities should acquire the land required for housing either by outright purchase or on long term lease extending to 99 years and lease it to the builder in order to exercise effective control over the use of the land. The same policy should be adopted with regard to land belonging to the Government or local authorities or public utility institutions." (Paragraph 112 of the report.)

"Suitable legislation for requisition of building land should be enacted." (Paragraph 112 of the report.)

In G.O. No. 4988, Development, dated 29th October 1947, the Government have ordered that the lands required by Co-operative House Building Societies should be acquired under the Land Acquisition Act. The Registrar of Co-operative Societies is not in favour of acquiring the lease-hold rights of lands as the public may not like the plea of constructing houses on lease-hold properties. The Government accept the views of the Registrar of Co-operative Societies.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 43.—"Co-operative Building Laws should be amended in order to permit the financing of house construction on lease-hold properties." (Paragraph 112 of the report.)

The Registrar of Co-operative Societies has suggested the following safeguards for the grant of loans for house building on lease-hold properties :—

(i) The term of the lease must be such that it will expire not less than 10 years after the period of the loan sanctioned expires;

(ii) the lease should provide a condition that there is no objection to the lessee putting up houses on such lease-hold lands. It should also provide for the payment of adequate compensation to the lessee for the improvements effected to the property including houses constructed, etc., when the lessor takes back the land; and

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(iii) the maximum borrowing power of the member who constructs houses on lease-hold properties should be restricted to four times the paid-up share capital instead of five times as in the case of other land.

The Government accept the recommendation subject to the safeguards suggested by the Registrar of Co-operative Societies. The Registrar of Co-operative Societies is requested to submit necessary amendments to the rules governing the grant of loans to building societies.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 44.—"Special land acquisition staff should be appointed to speed up acquisition or requisition proceedings." (Paragraph 113 of the report.)

Government have already appointed special land acquisition staff for work connected with housing schemes.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 45.—"Section 17 of the Land Acquisition Act should be suitably amended in order to bring within its scope of emergency the acquisition of land for building schemes undertaken by local bodies, improvement trust and building societies." (Paragraph 113 of the report.)

The Government have already examined the question of amending section 17 of the Land Acquisition Act and have decided that there is no need to amend the Act.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendations 49 and 50.—"Wet and cultivated lands within the border of the city or municipalities which are sources of infection and militate against the health of the locality should be reclaimed and made fit for building in preference to extending municipal limits." (Paragraph 117 of the report.)

"The recent Government Orders prohibiting the use of wet lands for building purposes should not apply to areas inside cities and municipal towns or areas contiguous to them." (Paragraph 117 of the report.)

The Government have since decided to undertake legislation to prohibit construction on wet lands, provision is, however, proposed to be made for constructing houses in deserving cases. The Government do not therefore consider it necessary to grant general permission for the use of wet lands situated within municipal limit for building purposes.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 51.—"The Provincial Government should take necessary steps for getting a larger allotment of steel from the Government of India and to see that an adequate share of the quantity is obtained and earmarked for building schemes of this Province." (Paragraph 118 of the report.)

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Steps are being taken to get increased quantities of steel from the Government of India, and a large proportion of the steel obtained is released for building schemes. No further action is necessary.

(G.O. Ms. No. 999, Development, dated 28th February 1949.)

Recommendation 52.—“ Madras being favourably situated for the manufacture of special alloy and special electric steels, a specific part of allotment for the Province should be set apart for development of this industry and meeting its own demand for manufactured goods.” (Paragraph 118 of the report.)

A fair quota of steel is being released to recognized steel processing industries in Madras. No further action is considered necessary on this recommendation.

(G.O. Ms. No. 999, Development, dated 28th February 1949.)

Recommendations 55 and 74.—“ Wagon facilities should be provided by the Government to the cement manufacturers for securing maximum output and for distribution to building industry.” (Paragraph 121 of the report.)

“ As transport is the primary bottleneck for the building schemes, the Government should build or purchase wagons and earmark them for the building trade including its ancillary manufacturing operations.” (Paragraph 136 of the report.)

The transport position at each cement factory is reviewed, and necessary remedial measures are taken as and when necessary. The Government do not consider any further action necessary on these recommendations.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 6.—“ A more extended use of the varieties of country timber other than teak should be popularised for building schemes.”

Recommendation 57.—“ Forest Department should increase the supply of timber by a more thorough and systematic working of the forests, replantation and rotational exploitation and by the erection and operation of lumber mills reducing the timber to sizes.”

The Government accept the above recommendations. The Chief Conservator of Forests is requested to give effect to them subject to the silvicultural needs.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendation 58.—“ The conditions requiring the return of scaffolding materials such as casuarina poles, bamboos, etc., after usage by builders to Government depots should be removed as their value as fuel will have greatly deteriorated by usage and exposure to weather.”

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The Government consider that no action is called for on the recommendation as the conditions requiring the return of scaffolding materials have been withdrawn with the decontrol of casuarina.

(G.O. Ms. No. 3338, Development, dated 18th July 1949.)

Recommendation 59.—"The Government should reduce the cost of timber for building industry as in the case of timber reserved for the Government, railways and municipalities and bring it down to a reasonable level and make it available at a price as near to that allowed for Defence purposes as possible."

Recommendation 60.—"Royalty on timber such as teak should be brought down to a more reasonable figure."

Recommendation 61.—"Forest Department should be a service organisation for the development of forest wealth, conservation and supply and should not necessarily be required to show visible profits."

The question of reducing the price of timber supplies for housing schemes was considered by Government and orders were issued in G.O. No. 1393, Development, dated 17th March 1949.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendations 62 and 67.—"Wagon facilities should be provided for transport of timber required for building schemes." (Paragraph 126 of the report.)

"As the flooring and roofing tiles come mostly from the West Coast, facilities for their transport should be afforded for the building schemes." (Paragraph 130 of the report.)

The General Manager, Madras and Southern Mahratta Railway, has reported that the transport difficulties which have arisen as a result of the conditions created by the war will disappear shortly and that the rail transport required for the movement of tiles and timber will be available without great difficulties in a reasonably short time. The Government do not, therefore, accept these recommendations.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 63.—"As standardisation of doors and windows and their manufacture on a large scale will save materials and labour and enable more correct fittings on account of machine operations, the establishment of more saw mills and wood working machinery should be encouraged."

The Government accept the recommendation. The Chief Engineer (General) is requested to prescribe the standards for doors and windows in common use for house construction and arrange for their supply.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendation 64.—"The use of machine for the preparation of bricks on a large scale and on an economic basis should be investigated." (Paragraph 128 of the report.)

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The Chief Engineer, Public Works Department, whose remarks were invited on the recommendation made the following suggestions:—

(a) that instead of Public Works Department restarting the manufacturing of bricks on a large scale with the use of machines or otherwise, it might be preferable to go in for an assisted industry with Government having controlling shares, or

(b) that competitive tenders from bricks manufacturers for manufacturing bricks in the Government brick fields at Aminjikarai may be called for on condition that they supply to Government a specified quantity of I class bricks annually at agreed rates.

The Government accept the recommendation of the Chief Engineer (General) at paragraph 2 (b) above and he is requested to take necessary action.

(G.O. Ms. No. 3033, Public Works, dated 16th August 1949.)

Recommendation 65.—" Adequate supply of slack coal should be made available and transport facilities should be afforded for the expansion of brick industry." (Paragraph 129 of the report.)

Additional supplies of coal for brick kilns are being obtained from the Deputy Coal Commissioner, Calcutta. No action is considered necessary on this recommendation.

(G.O. Ms. No. 598, Development, dated 8th February 1949.)

Recommendation 66.—" The price of bricks should be controlled by bringing the entire output of the kilns against coal supply to account and allotted specifically to consumers." (Paragraph 129 of the report.)

At present the City House Construction Society has entered into an agreement with the brick-kiln owners for supply of bricks and coal is allotted to these kiln owners on the basis of the recommendation of the House Construction Society. The Government consider that it is enough if this system is continued in the City and extended to areas where chamber kilns have been established in the mufassal. The Director of Controlled Commodities is requested to take necessary action accordingly.

(G.O. Ms. No. 598, Development, dated 8th February 1949.)

Recommendation 69.—" Transport should be arranged for making the sanitary fittings available in sufficient numbers at the places they are required."

The General Manager, South Indian Railway, has reported that the comparative requirements for sanitary fittings will be very small and there should be no difficulty in arranging their movement. The Government do not therefore consider that any action is necessary on the above recommendation.

(G.O. Ms. No. 3333, Development, dated 18th July 1949.)

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Recommendation 70.—"Subsidized contracts for sanitaryware and large expansion of the ceramic industry should be arranged to meet the requirements of building schemes." (Paragraphs 132 and 133 of the report.)

The Joint Director of Industries and Commerce has reported that the manufacture of sanitaryware has been taken up in the Ceramic Factory at Gudur and that these articles can also be manufactured at the Ceramic Service Centres at Pappinasseri, Rajahmundry and Cuddalore, when they are started. The Government do not therefore consider it necessary to subsidize the manufacture of sanitaryware.

(G.O. Ms. No. 999, Development, dated 28th February 1949.)

Recommendation 71.—"Pre-fabricated panelled houses are ruled out for adoption upon any large scale."

The recommendation does not call for any action.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendation 72.—"The pressure on brick trade should be reduced by the adoption of pre-moulded concrete cement hollow blocks and necessary transport of cement should be arranged." (Paragraph 134 of the report.)

The recommendation is accepted. The Chief Engineer is requested to investigate the suggestion contained in this recommendation further.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 73.—"Building research should be set up to improve the standard and the methods of building, building materials and building trade and to reduce building costs, both in urban and rural areas." (Paragraphs 135, 213 and 293 of the report.)

The recommendation is accepted. Proposals for starting a research station for building research as well as irrigation research are under the consideration of Government.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 75.—"Effective and complete control over the prices, uses, production and distribution of building materials should be exercised to prevent blackmarket."

Recommendation 78.—"Bricks should be purchased by the State at fixed prices and distributed on permits to builders. Controls on similar lines should be introduced for the distribution of cement, building fittings and furniture and other building materials."

The Government accept the view of the Director of Controlled Commodities that the imposition of further controls over any building materials is unnecessary.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

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Recommendation 76.—"The punishment for blackmarketing should be imprisonment." (Paragraph 138 of the report.)

The question of undertaking legislation against blackmarketing is separately under the consideration of Government.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 79.—"To remove the great paucity of technical men for lower subordinates, supervision and control of labour a large expansion in the grade of overseers and of foremen's class of master-builders should be effected as soon as possible."

Recommendation 80.—"Building trade schools should be started in important centres for training workers."

The Government consider that no action is necessary on the above recommendations as with the increase in the number of admissions to the Engineering College and with the starting of overseers' course the position in regard to the availability of technical personnel will improve.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendation 84.—"Local authorities should enforce the provision for the renewal of permit if the construction is not completed within the time prescribed." (Paragraphs 144 and 146 of the report.)

The Madras Provincial Housing Committee has in its Recommendation 84 observed that "Local authorities should enforce the provision for the renewal of permit if a construction is not completed within the time prescribed". The Committee's point is that the municipal authorities do not generally enforce the provisions of section 204 of the Madras District Municipalities Act and that if the provisions referred to above are enforced systematically, it would expedite the construction of buildings. The commissioners of municipalities are advised to see that the provisions referred to above are enforced strictly in future.

(Memorandum No. 19165-1-F-2, P.H., dated 21st April 1949.)

Recommendation 86.—"New houses constructed by private builders and co-operative housing societies within the next two years should be exempted from the levy of property tax for a period of five years." (Paragraphs 147 and 303 of the report.)

The Government have carefully examined the above recommendation and are unable to accept it for the following reasons:—

(i) Exemption from the levy of property tax for five years will not constitute such a big inducement as to step up construction of new houses;

(ii) the amount of tax payable on a house is negligible when compared with the capital investment on it;

(iii) it will be unfair to deprive local bodies of their legitimate income from new properties;

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(iv) local bodies in the Province and particularly the Corporation of Madras can ill-afford to lose this revenue in view of their present unsatisfactory financial position.

(G.O. Ms. No. 91, L.A., dated 18th January 1949.)

Recommendation 94.—"A law requiring the registration of practising architects and engineers should be enacted as in the case of medical practitioners." (Paragraph 155 of the report.)

With reference to Recommendation 94 of the Madras Provincial Housing Committee, the Registrar of Co-operative Societies is informed that the question of enacting laws requiring the registration of practising architects and engineers is already under the consideration of the Government of India in the Ministry of Works, Mines and Power. In the circumstances Government consider that no further action is necessary on the recommendation.

(G.O. Ms. No. 290, P.W., dated 27th January 1949.)

Recommendation 99.—"Vertical development may be permitted in special cases to avoid long leads to places of business." (Paragraph 160 of the report.)

The attention of the Director of Town-Planning is invited to his remarks on Recommendation 99 of the Madras Provincial Housing Committee. He is requested to submit definite proposals on the recommendation after the Government pass orders on the reports of the General Building Designs Committee and the Cheap Designs Housing Sub-Committee.

(Memorandum No. 88599-1-F-2, P.H., dated 29th December 1948.)

Recommendation 102.—"Co-operative agriculture of garden lands in the open spaces reserved for parks and gardens should be encouraged especially in rural areas and the ideas 'grow more vegetables' for nutrition, 'grow more fruit' for health and 'grow more flowers' for beauty should be infused into the minds of people." (Paragraph 162 of the report.)

The recommendation is accepted.

(G.O. Ms. No. 999, Development, dated 28th February 1949.)

Recommendation 105.—"Rs. 200 per mensem should be fixed as the upper limit of income for low income groups" (for purposes of State assistance in house building).

The Government generally accept the above recommendation.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendation 106.—"Every public servant or worker should be required to pay rent for the accommodation provided on the scales prescribed."

With reference to the above recommendation the Board of Revenue has remarked that in special cases the inducement of rent-free accommodation is necessary to induce public servants to take up jobs which are otherwise unattractive. The Government accept the view of the Board of Revenue.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

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Recommendations 109 and 111.—"Co-operative agency is recommended as the best agency to cater to the housing needs of persons of moderate means." (Paragraph 172 of the report.)

"Private companies engaged in building trade with the motive for profit should not be given any financial help from the Government." (Paragraph 172 of the report.)

The Government generally agree with the views underlying these recommendations.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 110.—"The facilities extended to co-operative societies in the matter of acquiring land, making material available, etc., should also be extended to corporate bodies which work for no profit." (Paragraph 172 of the report.)

The Government accept the views of the Registrar of Co-operative Societies that facilities such as preferential treatment in the supply of building materials, grant of State loans, etc., need not be extended to corporate bodies other than co-operative societies. As regards acquisition of sites required by private companies for construction of houses under the land acquisition, the question will be considered on the merits of each case if any private company wants such facilities.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 112.—"The Government and local bodies as the biggest employees should set an example in the matter of housing their employees especially of low-income groups (Rs. 200 and under) and should undertake immediately housing programmes for the purpose on a 20-year basis."

The Government commend the above recommendation to the district boards and municipalities for adoption.

(G.O. Ms. No. 3838, Development, dated 18th July 1949.)

Recommendation 113.—"Interest-free advances to low-paid Government servants for house-construction should be granted at least to the extent of two years' salary repayable in not less than eight years." (Paragraph 173 of the report.)

The Registrar of Co-operative Societies is informed that consideration of the recommendation will be deferred.

(G.O. Ms. No. 1736, Development, dated 31st March 1949.)

Recommendation 120.—"The Madras City Improvement Trust should work out a scheme for the accommodation of the floating population on a remunerative basis." (Paragraph 181 of the report.)

The Government accept the recommendation. The Chairman, City Improvement Trust, is requested to take steps to implement this recommendation.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

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Recommendation 121.—“ Local authorities coupled with public effort must display sustained interest informing co-operative housing societies for the purpose of providing cheap houses suited to different income groups in each place.” (Paragraph 200 of the report.)

Recommendation 122.—“ Local bodies must provide facilities to co-operative housing societies for development in the preparation of layout, construction of roads and provision of essential amenities.” (Paragraph 200 of the report.)

The recommendation 121 of the Provincial Housing Committee is commended to all municipal councils, major panchayats, and the Corporation of Madras for consideration and necessary action. With reference to recommendation 122 of the Committee, the Corporation of Madras, municipal councils and major panchayats are informed that they may acquire house-sites under the Town-Planning Act consistent with their financial resources and hand them over to co-operative house building societies at cost price and they are requested to permit their officers to give free technical advice to these societies subject to the condition that it does not interfere with their regular duties. The owners of the sites whether they are co-operative societies or others will bear the cost of provision of amenities to these sites in accordance with the provisions of the Acts governing the local bodies.

(G.O. No. 246, L.A., dated 11th February 1949.)

Recommendation 123.—“ Whenever the Government, municipalities, improvement trust and similar bodies have at their disposal lands to sell or lease for long terms for construction of houses, they should be given preferably to co-operative housing societies at reasonable rates, without auction.” (Paragraph 200 of the report.)

The Fifteenth Conference of Registrars of Co-operative Societies and the Madras Provincial Housing Committee have recommended that, whenever municipal councils have at their disposal lands to sell or lease for long terms for construction of houses, they should give them preferably to co-operative housing societies at favourable rates without auction. Municipal councils have already been permitted to grant house-sites to their low-paid subordinates and inferior and menial servants at concessional rates. Government now permit the municipal councils (1) to grant house-sites belonging to them at concessional rates to poor labourers or co-operative societies formed by such labourers also and not to middle class or higher class people or even to co-operative societies of such people and (2) to sell large blocks of lands belonging to them to co-operative housing societies, dispensing with sale in public auction.

(G.O. No. 1664, L.A., dated 4th September 1948.)

The Registrar of Co-operative Societies is informed that there is already a provision in the Board's Standing Orders for grant of land to co-operative building societies without resorting to public auctions. With regard to the recommendation to grant land to co-operative building societies at cheap or reasonable rates, i.e.,

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less than the value obtainable by auction, the Government do not consider it necessary to lay down any hard and fast rule. The deserving cases will however be considered on their merits.

(Memorandum No. 44478-F/48-2, Revenue, dated 7th September 1948.)

Recommendation 124.—"Whenever town-planning schemes are undertaken, some portion of the areas should be reserved for the poorer and the lower middle classes." (Paragraph 200 of the report.)

The recommendation of the Provincial Housing Committee referred to above is commended to all municipal councils and the Corporation of Madras for adoption whenever the necessity for such reservation is felt or arises.

(G.O. Ms. No. 1905, P.H., dated 25th May 1949.)

Recommendation 125.—"In the case of co-operative house building societies loans to members may be given to the extent of eight times the paid-up share capital and the maximum credit limit may be fixed at Rs. 20,000." (Paragraph 201 of the report.)

The Registrar considers that the existing credit limit of five times the paid-up share capital under which a member can get loans up to Rs. 15,000 from a co-operative house building society, may continue for the present. The Government accept the Registrar's views.

(G.O. Ms. No. 6020, Development, dated 7th December 1948.)

Recommendation 126.—"The Government should grant loans to co-operative societies and even to corporate house building schemes which have no profit motive at rates not more than their borrowing rate plus one-fourth per cent to cover charges." (Paragraph 201 of the report.)

Orders have been issued in G.O. No. 1996, Development, dated 21st April 1948, fixing the rate of interest on State loans to co-operative house building societies at $3\frac{1}{2}$ per cent. The Government do not consider it necessary to reduce this rate further for the present. As regards the proposal to grant loans to corporate house building schemes, the Government consider that there is no need to consider the question now. If and when there is a demand for such loans, applications will be considered on merits.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

Recommendation 127.—"The State loans to public utility bodies like co-operative societies should be spread over 60 years as in the case of the United States Federal Housing Authority Loans." (Paragraph 201 of the report.)

The Registrar of Co-operative Societies is of the view that it is not necessary to spread recovery of State loans to co-operative house building societies over a period of 60 years as recommended by the Committee. The Government agree with the Registrar and consider that the present limit of 20 years is quite sufficient.

(G.O. Ms. No. 4818, Development, dated 24th September 1948.)

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Recommendations 128, 129, 130, 132, 133 and 134.—" Before launching an elaborate rural housing programme a comprehensive survey of the rural housing conditions should be undertaken." (Paragraph 212 of the report.)

" For improving the housing conditions in rural areas the measures suggested for low income groups and for improvement of slums in the City and urban areas must be adopted in rural areas also. Minimum housing standards must be laid down and they should be enforced. Type-designs for new houses should be made available to the villagers and a suitable machinery should be set up for the purpose." (Paragraph 213 of the report.)

" Rural housing should be looked upon not only from the point of view of providing houses to the rural populations but also of providing non-seasonal employment." (Paragraph 213 of the report.)

" The feasibility of forming a co-operative housing society for a group of villages providing dwellings for the villagers on hire purchase system may be taken up for investigation by the Co-operative department for adoption." (Paragraph 215 of the report.)

" Amenities such as hard surfaced roads, protected water-supply, drainage and better all round sanitation should be tackled first in villages, before elaborate plans of rural housing are undertaken. A twenty-year scheme should be undertaken for the provision of essential amenities in the villages as early as possible." (Paragraphs 217 and 218 of the report.)

" Basements with impervious floor may be provided in villages, the villager being allowed to put up his own dwelling, so that a beginning may be made in ameliorating the condition of the villager. A twenty-year scheme for the whole Province should be launched for the purpose." (Paragraph 219 of the report.)

In its Recommendations 132 to 134, the Provincial Housing Committee has made certain suggestions regarding rural housing. The Registrar of Co-operative Societies has submitted an alternative scheme of rural housing. The Government have examined both the schemes and consider that neither of them can be adopted as both the schemes involve huge additional expenditure to Government.

It is considered that with total prohibition people should have more money in their hands which they can utilize in part at least for construction of houses if a scheme is devised by which they are enabled to construct cheap houses at a cost of Rs. 500 to Rs. 1,000. The Registrar of Co-operative Societies is accordingly requested to draw up a co-operative plan broadly based on the following lines and submit it to Government within three months. A small advisory committee may be constituted to assist the Registrar in formulating such a plan :—

(1) It is no use putting up schemes for a few hundred houses and asking Government for immense sums of money as a loan.

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(2) It is necessary that the problem is tackled in such a way thousands of houses spring up everywhere in the country side as quickly as possible and with the least possible outlay.

(3) The principle of "self-help is the best help" should be followed. It is a matter for deep regret, but it is none the less a fact that in India people are prone to blame Government for all their troubles, but when Government are anxious to do their best the people evince little desire to contribute money and even less anxiety to contribute any sustained physical effort to bring amelioration schemes into fruition.

(4) It is necessary to induce people to build their own houses and not go to expensive contractors who swallow such a large bit of the cost. Public Works Department estimates are no good. They are too expensive by far for rural housing.

(5) The houses can be on planned lines but should be simple in structures.

(6) Mud and thatch properly employed can be used. Those who can afford it can of course use bricks, tiles and cement. Iron and steel should be eliminated as far as possible.

(7) Government help can extend to acquire and place land at the disposal of the people. Government may also provide such essential requirements difficult to secure as a door and one or two windows with fittings and the main beams of the house.

(8) The cost of land and fittings mentioned in (7) above will be treated as a loan which will be repaid in say 5 to 15 years at cheap interest.

(9) Government should also make such materials as palmyra leaves and rafters, suitable mud, thatching grass, etc., easily available to agriculturists at cost price.

(10) The fittings mentioned in (7) above should be manufactured in mass by Government or on behalf of Government on standardized types and supplied as cheaply as possible. For this purpose, District Co-operative Industrial Units may be considered.

(11) As much technical help as possible should be given by way of advice by the Public Works Engineering section as well as by minor irrigation overseers and supervisors.

(12) Wherever possible, modern methods of construction of cheap houses, such as using air compressed mud (which is said to be stronger than brick and mortar) should be utilized. It is understood that Simpson's trust is contemplating such use in its proposed colony. Simpsons should be contacted for advice in this direction as in also other ways of modernizing village houses.

(13) The people must undertake to build their houses themselves with the above help. No one who refuses to undertake the physical labour and trouble involved will get any help at all.

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Recommendation 139.—"The Ministry for Housing should enlist the services of voluntary organizations in disseminating knowledge on the need and value of good housing." (Paragraph 255 of the report.)

The Director of Town-Planning is requested to take necessary steps for giving effect to Recommendation 139 of the Provincial Housing Committee to enlist the services of voluntary organization in disseminating knowledge on the need and value of good housing.

(G.O. Ms. No. 4400, P.H., dated 29th December 1948.)

Recommendation 141.—"Section 42 of the City Improvement Trust Act of 1945 should be suitably modified if found inadequate for enabling the Trust for constructing hostels for students and the public to be run on remunerative basis." (Paragraph 265 of the report.)

The attention of the Chairman, City Improvement Trust, is invited to Recommendation 141 of the Madras Provincial Housing Committee and his remarks thereon. The Chairman, City Improvement Trust, is informed that amendment of section 42 of the Trust Act is not necessary for enabling the Trust Board to construct hostels for students. The recommendations referred to above is commended to the Trust Board for implementation.

(Memorandum No. 19164-1-F-2, P.H., dated 19th April 1959.)

Recommendation 142.—"Industry should be dispersed in the Province instead of being allowed to concentrate at a few places." (Paragraph 279 of the report.)

This suggestion is being followed at present.

(G.O. Ms. No. 999, Development, dated 28th February 1949.)

APPENDIX III.

[Vide answer to unstarred question No. 2 asked by Sri B. Bhima Rao at the meeting of the Legislative Council held on 17th November 1949 on page 309 supra.]

STATEMENT.

Serial number and name of estate.						Peshkash payable.	
						RS.	A. P.
1	Vizianagaram	..	..	..	..	4,66,464	2 10
2	Bobbili	..	..	..	..	83,442	7 5
3	Pithapuram	..	..	..	..	2,31,810	2 4
4	Kapileswarapuram	..	..	..	..	5,485	6 1
5	Kesanakurru	..	..	..	..	11,311	4 5
6	Ramnad	..	..	..	..	2,87,053	2 2
7	Kottagudi	..	..	..	..	415	8 2
8	Orattur Kargudi	..	..	..	..	505	3 0